

OFFICE OF LEGISLATIVE RESEARCH
PUBLIC ACT SUMMARY



PA 23-199—sHB 5641

Energy and Technology Committee

**AN ACT CONCERNING NOTIFICATION OF UTILITY SERVICE
TERMINATIONS AT CERTAIN RENTAL PROPERTIES**

SUMMARY: This act creates a way for landlords of certain non-residential properties to (1) receive notice before a gas company (e.g., Yankee Gas) or electric distribution company (i.e., Eversource and United Illuminating) terminates service billed to their property under a tenant's name and (2) have the service reinstated in the landlord's name. It requires the companies, upon an eligible landlord's request, to agree to notify the landlord by mail at least 72 hours before terminating service to the property and reinstate service by reverting it to the landlord's name if the landlord subsequently requests it.

The act's provisions apply when requested by someone who certifies that he or she owns a property that (1) is used exclusively for non-residential purposes; (2) has no more than 12,000 square feet of total floor area that is rented or leased; and (3) is served by the company and billed to someone else (i.e., a tenant). The request must be written in a form set by the Public Utilities Regulatory Authority (PURA) and must include (1) certification that the landlord owns the property subject to the request and (2) the landlord's mailing address that the company must use for the notifications about terminations. The landlord is responsible for notifying the companies about any changes to his or her mailing address, or the property's sale, in a timely manner. Under the act, PURA must set the form and the implementation date for using the form after evaluating evidence from the companies and other interested parties in an uncontested proceeding.

The act also (1) prohibits the companies from disclosing to the landlord the reason for service termination and (2) specifies that it does not require the landlord to pay the account balance or arrearage of any customer who was billed for service at the property before the service was terminated.

EFFECTIVE DATE: January 1, 2024